

ZA 2026-01 Zoning text amendment to Huron County Zoning Ordinance Article XV. Special Approval Use Permits (effective July 22, 2025) pertaining to the Utility-Scale Solar Energy and Battery Energy Storage System (BESS) Ordinances.

Huron County Planning Commission public hearing and approved text amendment dated February 4, 2026:

**Utility-Scale Solar Energy Ordinance Text Amendment to Section 15.02.11.22**

**Text Amendment to add the following subsections 1, 2 and 3:**

1. The applicant for a special approval use permit shall enter into a host community agreement with Huron County. The host community agreement shall require that, upon commencement of any operation, the energy facility owner must pay Huron County \$2,000.00 per megawatt of nameplate capacity located within Huron County's zoning jurisdiction. The payment shall be used as determined by Huron County for police, fire, public safety, or other infrastructure, or for other projects as agreed to by Huron County and the applicant.
2. The host community agreement is legally binding and inures to the benefit of the parties and their successors and assigns, and is enforceable in a court of competent jurisdiction.
3. Before commencing commercial operations, an applicant shall file a completion report with the Huron County Planning Commission certifying compliance with the requirements of this ordinance and any conditions contained in the special approval use permit.

**Battery Energy Storage System (BESS) Ordinance Text Amendment to Section 15.02.12.13**

**Text Amendment to add the following subsections 1, 2 and 3:**

1. The applicant for a special approval use permit shall enter into a host community agreement with Huron County. The host community agreement shall require that, upon commencement of any operation, the energy facility owner must pay Huron County \$2,000.00 per megawatt of nameplate capacity located within Huron County's zoning jurisdiction. The payment shall be used as determined by Huron County for police, fire, public safety, or other infrastructure, or for other projects as agreed to by Huron County and the applicant.
2. The host community agreement is legally binding and inures to the benefit of the parties and their successors and assigns, and is enforceable in a court of competent jurisdiction.
3. Before commencing commercial operations, an applicant shall file a completion report with the Huron County Planning Commission certifying compliance with the requirements of this ordinance and any conditions contained in the special approval use permit.

**RESOLUTION**

To: The Honorable Board of Commissioners  
Huron County  
Michigan

WE, the LEGISLATIVE COMMITTEE, respectfully beg leave to submit the following resolution for your consideration:

WHEREAS, Huron County has been involved with planning and development for renewable energy resources since 2005. The focus of renewable energy development in Huron County now includes other alternative renewable energy development resources such as Utility-Scale Solar Energy Systems and Utility-Scale Battery Energy Storage Systems (BESS); and

WHEREAS, on July 8, 2025, Huron County adopted zoning ordinance text amendment ZA 2024-01, implementing Utility-Scale Solar Energy Systems and Utility-Scale Battery Energy Storage Systems Special Approval Use Permit zoning provisions, with an effective date of July 22, 2025; and

WHEREAS, on September 23, 2025, this Board of Commissioners passed a motion requesting the Huron County Planning Commission to consider reducing the number of county zoned acres allowed for solar energy development and consider implementing language requiring host community agreements consistent with PA 233 of 2023; and

WHEREAS, currently the Huron County Zoning Ordinance, Article XV, Section 15.02.11.5 limits the total number of acres allowed for Utility-Scale Solar Energy Facilities in all agricultural and industrial zoning districts in those townships zoned by the County to 15,000 combined acres. The Master Plan provisions indicate responsible commercial solar energy development can be placed in appropriate locations within the Agricultural and Industrial Zoning Districts utilizing a special land use permit process; and

WHEREAS, on October 1, 2025, the Planning Commission discussed master plan provisions and various methods of calculating the maximum number of acres allowed for solar development, but could not reach an agreement during their meeting; and

WHEREAS, after receiving comments from interested individuals and after due consideration of master plan and zoning provisions, relevant facts and comments, a motion was approved by the Huron County Planning Commission on November 5, 2025 to keep current language in the Huron County Zoning Ordinance restricting the total number of acres used for Solar Energy to 15,000 acres; and

WHEREAS, this Board of Commissioners also requested the Planning Commission to consider implementing host community agreement language consistent with PA 233 of 2023, Section 227, a motion was approved by the Huron County Planning Commission on November 5, 2025, to draft host community agreement language consistent with PA 233 of 2023, said language further subject to Huron County Corporation Counsel review and approval; and

WHEREAS, on December 3, 2025, the Huron County Planning Commission reviewed the host community agreement language draft, completed additional revisions to the draft language, and passed a motion to set a public hearing once corporation counsel approves the draft; and

WHEREAS, on December 3, 2025, the planning commission also passed a motion to include additional language requiring submission of a completion report consistent with PA 233 of 2023, Section 227a; and

WHEREAS, Huron County Corporation Counsel reviewed the language draft prepared by the Planning Commission, made additional edits, and provided revised language draft for consideration at the Huron County Planning Commission's January 7, 2026 meeting; and

WHEREAS, on January 7, 2026, the Huron County Planning Commission approved a motion to schedule a public hearing on Wednesday, February 4, 2026; and

WHEREAS, after providing public notice pursuant to PA 110 of 2006, being the Michigan Zoning Enabling Act, as amended, a public hearing relative to the request for a text amendment was held by the Huron County Planning Commission on Wednesday, February 4, 2026 to receive comments and consider a recommendation on this request for zoning text amendment (ZA 2026-01), which amends Article XV Special Approval Use Permits, Utility-Scale Solar Energy Ordinance Section 15.02.11.22 and Battery Energy Storage System (BESS) Section 15.02.12.13, by adding the following subsection text amendments to both Section 15.02.11.22 and Section 15.02.12.13:

1. The applicant for a special approval use permit shall enter into a host community agreement with Huron County. The host community agreement shall require that, upon commencement of any operation, the energy facility owner must pay Huron County \$2,000.00 per megawatt of nameplate capacity located within Huron County's zoning jurisdiction. The payment shall be used as determined by Huron County for police, fire, public safety, or other infrastructure, or for other projects as agreed to by Huron County and the applicant.
2. The host community agreement is legally binding and inures to the benefit of the parties and their successors and assigns, and is enforceable in a court of competent jurisdiction.
3. Before commencing commercial operations, an applicant shall file a completion report with the Huron County Planning Commission certifying compliance with the requirements of this ordinance and any conditions contained in the special approval use permit; and

WHEREAS, the zoning text amendment ZA 2026-01, Article XV Special Approval Use Permits, as revised, is considered consistent with the intent and purpose of the Michigan Zoning Enabling Act and accommodates the goals of the Huron County Master Plan and Alternative Energy Resources; and

WHEREAS, after receiving comments from interested individuals and after due consideration of master plan and zoning provisions, relevant facts and comments, a motion was approved by the Huron County Planning Commission on February 4, 2026 recommending to the Huron County Board of Commissioners that this resolution and zoning amendment ZA 2026-01 be adopted; and


WHEREAS, it is further recommended that this amendment shall be approved in Ordinance form and have an effective date pursuant to PA 110 of 2006, as amended; this amendment effective upon the expiration of 7 days after publication, as required by MCL 125.3401(7); now

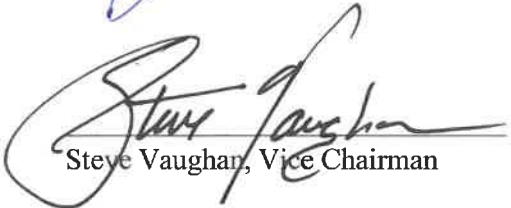
THEREFORE, BE IT RESOLVED that the Huron County Board of Commissioners, Huron County, Michigan adopts zoning text amendment ZA 2026-01 in Ordinance form, which revises the Huron County Zoning Ordinance, Article XV Special Approval Use Permits, by adding subsections 1, 2, and 3 to the Utility-Scale Solar Energy Ordinance Section 15.02.11.22 and the Battery Energy Storage System (BESS) Section 15.02.12.13 identified herein, by the attached ordinance, with the aforementioned ordinance amendment having an effective date of March 10, 2026, a date pursuant to the Michigan Zoning Enabling Act, PA 110 of 2006, as amended; and

BE IT FURTHER RESOLVED that the Chairman of the Board of Commissioners and the County Clerk are authorized to attest to this amendment by signing the attached Ordinance amendment ZA 2026-01.

Respectfully submitted,

LEGISLATIVE COMMITTEE

  
John Hunt, Chairman

  
Steve Vaughan, Vice Chairman

  
J. Scott Maust, Member

Dated: February 24, 2026

VOICE / ROLL CALL VOTE:

COMMISSIONER	YES	NO	ABSENT	COMMISSIONER	YES	NO	ABSENT
SAMI KHOURY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	JOHN HUNT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KURT GEIGER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JOE MURPHY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. SCOTT MAUST	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY E. BABCOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEVE VAUGHAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

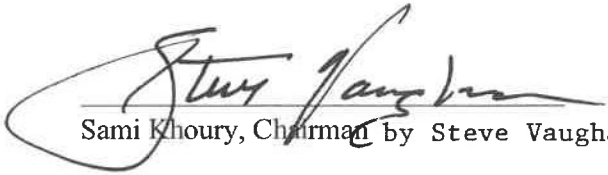
RESOLUTION:  ADOPTED       DEFEATED       TABLED

**ZONING ORDINANCE AMENDMENT: ZA 2026-01**  
**HURON COUNTY, MICHIGAN**

AN ORDINANCE to amend the Zoning Ordinance of Huron County, adopted on July 9, 1974 [eff. July 16, 1974], and amended on November 9, 2010 [eff. December 1, 2010] pursuant to provisions of Public Act 110 of 2006, being the Michigan Zoning Enabling Act, as amended.

The Huron County Board of Commissioners, State of Michigan, hereby ordains the adoption of the following text amendment ZA 2026-01 revising regulations contained within Article XV Special Approval Use Permits by adding subsections 1, 2, and 3 requirements to the Utility-Scale Solar Energy Ordinance Section 15.02.11.22 and the Battery Energy Storage System (BESS) Section 15.02.12.13 identified herein, by the attached ordinance.

Chairman of the Huron County Board of Commissioners and County Clerk are hereby authorized to sign this amendment ZA 2026-01 in Ordinance form which was adopted by the Board of Commissioners on Tuesday, February 24, 2026. This amendment is effective pursuant to the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, having an effective date of March 10, 2026.



Sami Khoury, Chairman by Steve Vaughan, Vice Chairman



Lori S. Neal, Huron County Clerk

**ZONING ORDINANCE AMENDMENT: ZA 2026-01  
HURON COUNTY, MICHIGAN**

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**NOTICE OF ADOPTION AND EFFECTIVE DATE**

NOTICE IS HEREBY GIVEN that the Zoning Ordinance of Huron County was recently amended by revising regulations contained within Article XV Special Approval Use Permits by adding subsections 1, 2, and 3 requirements to the Utility-Scale Solar Energy Ordinance Section 15.02.11.22 and the Battery Energy Storage System (BESS) Section 15.02.12.13 requiring a host community agreement and completion report. The revised Article XV Special Approval Use Permit text amendment provisions were approved by action of the Huron County Board of Commissioners on February 24, 2026, after recommendation of the Huron County Planning Commission.

Date of Adoption by the Board of Commissioners: February 24, 2026

Date of Publication: March 3, 2026

Date Ordinance Amendment shall take effect: March 10, 2026

The Zoning Ordinance of Huron County and documents relating to this amendment are available for public inspection and/or purchase at the Huron County Planning, Building, and Zoning Department, County Building, 250 East Huron Ave, Room 102, Bad Axe, Michigan, 48413, during regular business hours.

**CERTIFICATION**

I, Lori S. Neal, Clerk of the Huron County Board of Commissioners, do hereby certify that the foregoing is a true and complete copy of a resolution in Ordinance form adopted by the Huron County Board of Commissioners, Bad Axe, Michigan, at the meeting held on February 24, 2026, the original of which is part of the Board minutes.



Lori S. Neal, Huron County Clerk

**SEAL HERE**

**[ATTACH TEXT AMENDMENTS]**